

NOTICE OF SHERIFF'S SALE

By virtue of a certified copy of a decree to me directed from the Clerk of Miami Superior Court 2 of Miami County, Indiana, in Cause No. 52D02-1006-MF-00182 wherein Wells Fargo Bank, N.A. was Plaintiff, and Joseph A. Tinney and Cindy J. Tinney were Defendants, required me to make the sum as provided for in said Decree with interest and cost, I will expose at public sale to the highest bidder, on the 14 day of June, 2011, at the hour of 10A m, or as soon thereafter as is possible, at 1104 W 200 N, Peru, IN 46970, the fee simple of the whole body of Real Estate in Miami County, Indiana.


A PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 28 NORTH, RANGE 4 EAST, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23, SAID POINT BEING TWO HUNDRED EIGHT AND TWENTY SEVEN HUNDREDTHS FEET (208.27') WEST OF THE POINT OF INTERSECTION OF THE WEST LINE OF THE OLD WINONA INTERURBAN TRACTION COMPANY RAILROAD (NOW ABANDONED) AND THE NORTH LINE OF SAID SOUTHWEST QUARTER SECTION, SAID POINT NOW BEING TWO THOUSAND TWO HUNDRED FORTY SIX AND SEVENTY FOUR HUNDREDTHS FEET (2246.74') EAST OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER SECTION AND FOUR HUNDRED THREE AND FIFTY FOUR HUNDREDTHS FEET (403.54') WEST OF THE CENTER OF SAID SECTION 25; THENCE FOLLOWING ALONG THE LINE OF A NATURAL WATERWAY THE FOLLOWING COURSES AND DISTANCES: SOUTH 2 DEGREES EAST 132 FEET, SOUTH 40 DEGREES EAST 58 FEET, SOUTH 23 DEGREES 45' WEST 100 FEET, NORTH 63 DEGREES WEST 87 FEET, SOUTH 60 DEGREES WEST 89 FEET; SOUTH 29 DEGREES 30' WEST 138 FEET, SOUTH 6 DEGREES 30' WEST 185.7 FEET, MORE OR LESS, TO THE SOUTH LINE OF 27.59 ACRE TRACT HERETOFORE CONVEYED TO PEARL WEGERT AND RECORDED IN DEED RECORD 137 PAGE 109 SAID 27.59 ACRES BEING PART OF A 36.5 ACRE TRACT CONVEYED BY DELBERT AND BONNIE FOUST TO CARL H. MILLER RECORDED IN DEED RECORD 83, PAGE 206; THENCE WEST ALONG THE SOUTH LINE OF SAID WEGERT TRACT A DISTANCE OF ONE HUNDRED TWENTY FOUR FEET (124'); THENCE NORTH A DISTANCE OF FOUR HUNDRED THIRTY FOUR AND FIVE TENTHS FEET (434.5'); THENCE WEST A DISTANCE OF NINETY FOUR FEET (94'); THENCE NORTH A DISTANCE OF ONE HUNDRED FORTY THREE FEET (143') TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER SECTION; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER SECTION A DISTANCE OF FOUR HUNDRED SIXTY FEET (460') TO THE PLACE OF BEGINNING, CONTAINING 3.623 ACRES, MORE OR LESS. ALSO: A PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 28 NORTH OF RANGE 4 EAST, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE WEST RIGHT OF WAY LINE OF THE OLD WINONA INTERURBAN TRACTION COMPANY RAILROAD AND THE NORTH LINE OF THE SOUTHWEST QUARTER SECTION, SAID POINT OF BEGINNING BEING TWO THOUSAND FOUR HUNDRED FIFTY FOUR AND ONE HUNDREDTH FEET (2454.01') EAST OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER SECTION AND ONE HUNDRED NINETY FIVE AND TWENTY SEVEN HUNDREDTHS FEET (195.27') WEST OF THE CENTER OF SAID SECTION 25; THENCE WEST ALONG THE NORTH LINE OF SAID QUARTER SECTION TWO HUNDRED EIGHT AND TWENTY SEVEN HUNDREDTHS FEET (208.27') TO A POINT WHERE THE CENTER LINE OF A NATURAL WATERCOURSE CROSSES THE NORTH LINE OF SAID SECTION; THENCE FOLLOWING ALONG THE LINE OF SAID NATURAL WATERWAY THE FOLLOWING COURSES AND DISTANCES: SOUTH 2 DEGREES EAST 132 FEET; SOUTH 40 DEGREES EAST 58 FEET, SOUTH 23 DEGREES 45' WEST 100 FEET, NORTH 63 DEGREES WEST 87 FEET, NORTH 63 DEGREES WEST 87 FEET, SOUTH 60 DEGREES WEST 89 FEET, SOUTH 29 DEGREES 30' WEST 138 FEET, SOUTH 6 DEGREES 30' WEST 185.7 FEET, MORE OR LESS, TO THE SOUTH LINE OF A 27.59 ACRE TRACT HERETOFORE CONVEYED TO PEARL WEGERT AND RECORDED IN DEED RECORD 137, PAGE 109, SAID 27.59 ACRES BEING A PART OF A 36.5 ACRE TRACT CONVEYED BY DELBERT AND FANNIE FOUST TO CARL H. MILLER RECORDED IN DEED RECORD 83, PAGE 206, THENCE EAST ALONG THE SOUTH LINE OF SAID WEGERT TRACT A DISTANCE OF THREE HUNDRED FIVE AND FIVE TENTHS FEET (305.5') TO THE WEST RIGHT OF WAY LINE OF SAID ABOVE REFERRED TO WINONA INTERURBAN TRACTION COMPANY RAILROAD, THENCE FOLLOWING THE WEST RIGHT OF WAY LINE OF SAID INTERURBAN TRACTION COMPANY RAILROAD, THE FOLLOWING COURSES AND DISTANCES; NORTH 11 DEGREES 02' EAST 156.5 FEET; NORTH 14 DEGREES 46' EAST 163.0 FEET, NORTH 15 DEGREES 26' EAST 276.3 FEET TO THE PLACE

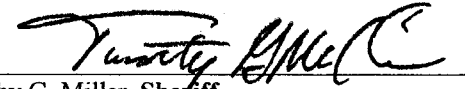
OF BEGINNING, CONTAINING 3.27 ACRES, MORE OR LESS. ALSO: A PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 28 NORTH, RANGE 4 EAST, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25, SAID POINT BEING 668.27 FEET WEST OF THE POINT OF INTERSECTION OF THE WEST LINE OF THE OLD WINONA INTERURBAN TRACTION COMPANY RAILROAD (NOW ABANDONED) AND THE NORTH LINE OF SAID SOUTHWEST QUARTER SECTION, SAID POINT OF BEGINNING BEING 1786.4 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER SECTION AND 863.54 FEET WEST OF THE CENTER OF SAID SECTION 25; THENCE SOUTH 143 FEET; THENCE EAST 64 FEET TO THE PLACE OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT; THENCE SOUTH 434.5 FEET, MORE OR LESS, TO THE SOUTH LINE OF A 27.59 ACRE TRACT HERETOFORE CONVEYED TO PEARL WEGERT AND RECORDED IN DEED RECORD 137, PAGE 109, SAID 27.59 ACRES BEING A PART OF A 36.5 ACRE TRACT CONVEYED BY DELBERT AND FANNIE FOUST TO CARL H. MILLER, RECORDED IN DEED RECORD 83 PAGE 206; THENCE EAST ALONG THE SOUTH LINE OF SAID WEGERT TRACT A DISTANCE OF 30 FEET TO THE SOUTHWEST CORNER OF A 3.623 ACRE TRACT CONVEYED BY PEARL WEGERT TO ROBERT NELSON, DESCRIBED IN DEED RECORD 137, PAGE 604; THENCE NORTH ALONG THE WEST LINE OF SAID 3.623 ACRE TRACT 434.5 FEET; THENCE WEST 30 FEET TO THE PLACE OF BEGINNING, CONTAINING .299 ACRES.

More commonly known as 2343 E 550 N, Peru, IN 46970-8548

Parcel No. 52-05-25-300-002.000-01952-05-25-300-003.000-01952-05-25-300-004.000-019

Together with rents, issues, income and profits thereof, said sale will be made without relief from valuation or appraisal laws.


MAJENICA L. SPRINGER, Plaintiff Attorney.
Attorney #28787-49
FEIWELL & HANNOY, P.C.
251 N. Illinois Street, Suite 1700
Indianapolis, IN 46204-1944
(317) 237-2727


Timothy G. Miller, Sheriff

Richland
Township

The Sheriff's Department does not warrant the accuracy of the street address published herein.

SERVICE DIRECTED TO:

Joseph A. Tinney
2343 E 550 N
Peru, IN 46970-8548

Service Type: Serve By Sheriff

Cindy J. Tinney
2343 E 550 N
Peru, IN 46970-8548

Service Type: Serve By Sheriff

NOTICE

FEIWELL & HANNOY, P.C. IS A DEBT COLLECTOR.